



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SURW15-00014 - Diamondhead R.O.W. Dedication  
**Application Type:** R.O.W. Dedication  
**CPC Hearing Date:** December 17, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** W of Zaragoza Road at Diamond Head Dr.  
**Acreage:** .1005 acre  
**Rep District:** 6  
**Existing Use:** EPEC Substation  
**Existing Zoning:** C-4 (Commercial)  
**Proposed Zoning:** C-4 (Commercial)  
**Nearest Park:** Marty Robbins City Park (.8 miles)  
**Nearest School:** Vista del Sol Elementary School (.5 Miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** El Paso Electric Company  
**Applicant:** El Paso Electric Company  
**Representative:** El Paso Electric Company

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4 (Commercial) / Automotive  
**South:** C-4 (Commercial) / Light Industrial  
**East:** C-4 (Commercial) / Salvage yards  
**West:** C-4 (Commercial) / Light Industrial

**PLAN EL PASO DESIGNATION:** G4, Suburban Walkable

### **APPLICATION DESCRIPTION**

The applicant is proposing to dedicate a .1005 acre parcel of land to serve as public right-of-way in the City's east side. The additional right-of-way will accommodate an existing sidewalk that has been constructed within the applicant's property. In accordance with 19.10.020, the applicant has requested an exception for this dedication to be approved by a separate metes and bounds dedication.

### **DEVELOPMENT COORDINATING COMMITTEE**

The development coordinating committee recommends approval of the exception request and approval of the Diamond Head R.O.W. Dedication.

### **Planning Division Recommendation**

Planning recommends **approval** of the exception request. Under current subdivision ordinance electrical substations are exempt from the requirements of Title 19 and are not required to submit a subdivision plat.

Planning recommends approval of this dedication.

### **Planning and Inspections Department - Land Development**

No objections.

### **Capital Improvement Program – Parks**

No comments received.

### **Capital Improvement Program – Transportation**

No comments received.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### **Water:**

2. There is an existing 8-inch diameter water main extending along Diamond Head Dr., located approximately 10 feet north of the right of way centerline. This main is available for service.

#### **Sanitary Sewer:**

3. There is an existing 8-inch diameter sanitary sewer main that extends along Diamond head Dr., located approximately 5 feet south of the right of way centerline. This main is available for service.

#### **General:**

4. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **Streets and Maintenance Department**

No comments received.

### **El Paso Electric Company**

No comments Received.

### **Sun Metro**

No comments received.

### **El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No comments received.

**Texas Gas Company**

No comments received.

**Attachments**

1. Location map
2. Aerial map
3. Metes and Bounds
4. Survey
5. Application
6. Waiver request

## ATTACHMENT 1

# DIAMOND HEAD DR R.O.W. DEDICATION



## ATTACHMENT 2

# DIAMOND HEAD DR. R.O.W. DEDICATION



## ATTACHMENT 3



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
AARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

### METES AND BOUNDS DESCRIPTION (Right-of-Way Dedication from Tract 1)

*A 0.1005 acre parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 1, Section 8, Block 79, Township 3, Texas and Pacific Railway Company Surveys and being more particularly described by metes and bounds as follows:*

**COMMENCING** for reference at a City Monument found at the intersection of the centerline of Golden Gate Road (60.00 feet wide) and the easterly right-of-way line of Kuna Loop (60.00 feet wide); **WHENCE**, a concrete nail found on the centerline of Golden Gate Road opposite the most northerly corner of Lot 1, Block 1, Golden Gate Commercial Park bears South 52°08'00" East, a distance of 627.58 feet; **THENCE**, leaving the centerline of Golden Gate Road following the easterly right-of-way line of Kuna Loop, South 37°52'00" West, at a distance of 30.00 feet pass the southerly right-of-way line of Golden Gate Road, at a distance of 31.00 feet pass the southerly boundary line of said Golden Gate Commercial Park and at a total distance of 552.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, leaving the easterly right-of-way line of Kuna Loop, South 52°08'00" East, a distance of 1,071.45 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 65°09'18" East, a distance of 10.09 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 49°01'39" East, a distance of 7.03 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the northwesterly right-of-way line of Zaragoza Road (TX FM Highway No. 659) for the most easterly corner of the parcel herein described;

**THENCE**, following the northwesterly right-of-way line of Zaragoza Road, South 42°31'00" West, a distance of 5.91 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the northerly right-of-way line of Diamond Head Drive (60.00 feet wide) for the most southerly corner of the parcel herein described;

**THENCE**, leaving the northwesterly right-of-way line of Zaragoza Road and following the northerly right-of-way line of Diamond Head Drive, North 52°08'00" West, a distance of 1,087.83 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the easterly right-of-way line of Kuna Loop for the most westerly corner of the parcel herein described;

**THENCE**, leaving the northerly right-of-way line of Diamond Head Drive and following the easterly right-of-way line of Kuna Loop, North 37°52'00" East, a distance of 4.00 feet to the **POINT OF BEGINNING**.

Said parcel containing 0.1005 acres (4,377.7 square feet), more or less, and being subject to all easements of record.

I hereby certify that this description was prepared by me or under my supervision.

Isaac Camacho, TX R. P. L. S. No. 5337

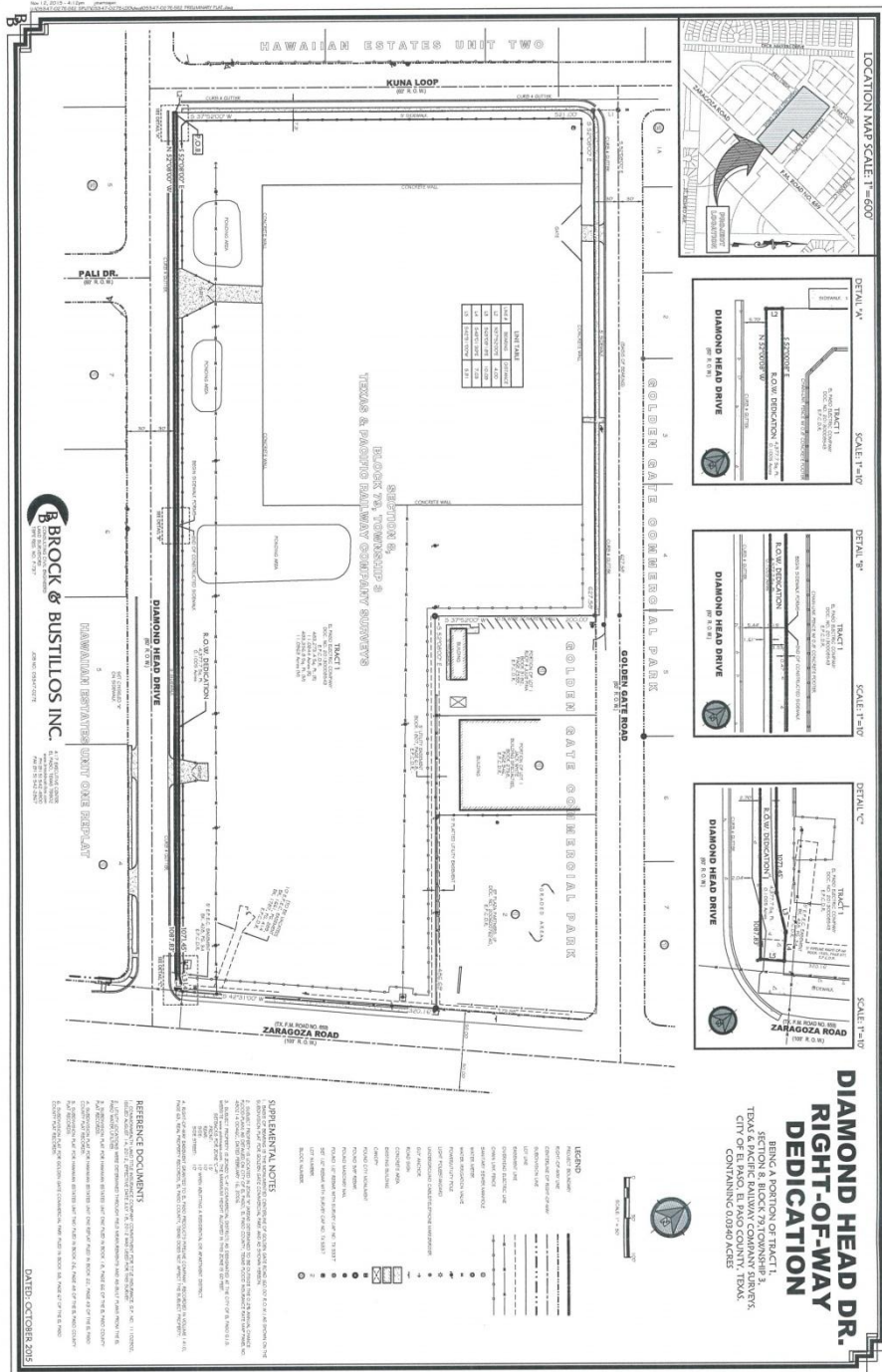
Date: October, 12, 2015

05347-027E ROW Dedication Tract 1 Desc



417 Executive Center Blvd. • El Paso, Texas 79902 • P - (915) 542-4900 • F - (915) 542-2867 • www.brockbustillos.com

# ATTACHMENT 4



# ATTACHMENT 5



Fee \$613.88

CITY OF EL PASO, TEXAS  
APPLICATION FOR DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: <sup>216</sup>November 20, 2015

File No. SURW15-00014

1. APPLICANT'S NAME El Paso Electric Company  
ADDRESS 100 N. Stanton St., Loc. 127 ZIP CODE 79901 TELEPHONE (915) 543-5737
2. Request is hereby made to dedicate the following: (check one)  
Street ☐ Alley ☐ Easement ☐ Other ☒ sidewalk  
Street Name(s) 11901 Diamond Head Dr. Subdivision Name Tract 1, Sec. 8, Blk. 79, TSP 3, T&P RR Co.  
Abutting Blocks n/a Abutting Lots n/a
3. Reason for dedication request: Create sufficient width to adhere and conform to landscape ordinance requirements
4. Surface Improvements located in subject property to be dedicated:  
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☒ sidewalk
5. Underground Improvements located in the existing rights-of-way:  
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
6. Future use of the dedicated right-of-way:  
Yards ☐ Parking ☐ Expand Building Area ☐ Replat with abutting Land ☐ Other ☒ public right-of-way (sidewalk)
7. Related Applications which are pending (give name or file number):  
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other (none)
8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>El Paso Electric Co.</u>	<u>Tract 1, Sec. 8, Blk. 79, TSP 3, T&amp;P RR</u>	<u>DLR (915) 543-5737</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Dedication. We further understand that the fee, if the Dedication is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.

OWNER SIGNATURE:

Robert L. Ramirez for El Paso Electric Co.

REPRESENTATIVE:

Robert L. Ramirez

Land Management, El Paso Electric Company

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department

811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



## ATTACHMENT 6



P.O. Box 982  
El Paso, Texas  
79960-0982  
(915) 543-5711

November 20, 2015

Planning & Inspections Department  
City of El Paso  
City 3  
801 Texas Ave.  
El Paso, Texas 79901

RE: Application to dedicate to public right-of-way: A portion (sidewalk) of 11901 Diamond Head, identified as Tract 1, Section 8, Block 79, Township 3, Texas and Pacific Railway Company, City of El Paso, El Paso County, Texas.

Dear Reviewer:

El Paso Electric Company, owner of record of the referenced parcel, is submitting a request to dedicate a portion of sidewalk on the northerly side of Diamond Head Drive, between Kuna Loop and Zaragoza Road, a continuous strip comprised of 4,377.7 square feet. Our substation site is exempt from the subdivision platting process (Section 19.01.030 Exemption 14) and thus have elected to proceed with this action utilizing a metes & bounds dedication to public right-of-way.

Please contact me at (915) 543-5737 or via email: [robert.ramirez@epelectric.com](mailto:robert.ramirez@epelectric.com) if I or our surveyor may address any questions. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Robert L. Ramirez".

Robert L. Ramirez  
Land Management Representative  
El Paso Electric Company  
[Robert.ramirez@epelectric.com](mailto:Robert.ramirez@epelectric.com)  
(915) 543-5737

Enclosures